CITY OF CHULA VISTA

REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA

Purpose

The purpose of the Downtown Parking District (DPD) in-lieu parking fee is to attract and increase the density of downtown development and to raise revenues for public parking facilities. Instead of providing on-site parking, developers locating within the DPD (refer to the backside of this page) have the option of paying a fee that is based upon 25% of the cost of land necessary to provide the required number of parking spaces.

Uses allowed by-right within existing commercial buildings along Third Avenue in Town Centre I are considered to have met their parking standard. Any use requiring a Special Use Permit, shall be analyzed on a case-by-case basis to determine adequacy of parking. Developers opting to pay the fee shall follow the formula illustrated below for calculating the required in-lieu fee.

Formula

Number of parking spaces short of parking standard[1]

X   350   (amount of land area needed for one space)

X $20   (approximate cost per square foot for the Redevelopment Agency
                 to purchase land for parking)

X   .25   (approximate percent of the cost of land necessary to provide the
                 required number of parking spaces)

    = in-lieu fee (one time charge)

Example		10	Number of parking spaces short of parking standard
	X	350	
		3,500	SUBTOTAL
	X	$20	
		$70,000	SUBTOTAL
	X	.25	
		$17,500	TOTAL IN LIEU FEE (one time charge)

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[1] Parking standard can be obtained from Chapter 19.62 of the City of Chula Vista Municipal Code